

Fill in this information to identify the case:

Debtor name Aastha Real Estate Investments LLC
 United States Bankruptcy Court for the: Middle District of PA
 (State)
 Case number (if known): 22-bk-00577

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets — Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand

\$ 0.00

3. Checking, savings, money market, or financial brokerage accounts (*Identify all*)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Wells Fargo

Business

0 8 1 3

\$ -5.13

3.2. _____

\$ _____

4. Other cash equivalents (*Identify all*)

4.1. _____

\$ 0.00

4.2. _____

\$ _____

5. Total of Part 1

\$ -5.13

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

Part 2: Deposits and prepayments

6. Does the debtor have any deposits or prepayments?

- ☒ No. Go to Part 3.
☐ Yes. Fill in the information below.

Current value of debtor's interest

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

7.1. _____

\$ _____

7.2. _____

\$ _____

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8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

8.1. _____ \$ _____
8.2. _____ \$ _____

9. Total of Part 2.

Add lines 7 through 8. Copy the total to line 81.

\$ 0.00

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☒ No. Go to Part 4.
☐ Yes. Fill in the information below.

**Current value of debtor's
Interest**

11. Accounts receivable

11a. 90 days old or less: _____ - _____ = → \$ _____
face amount doubtful or uncollectible accounts
11b. Over 90 days old: _____ - _____ = → \$ _____
face amount doubtful or uncollectible accounts

12. Total of Part 3

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$ 0.00

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes. Fill in the information below.

**Valuation method
used for current value**

**Current value of debtor's
Interest**

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

14.1. _____ \$ _____
14.2. _____ \$ _____

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of entity:

% of ownership:

15.1. _____ % _____ \$ _____
15.2. _____ % _____ \$ _____

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

16.1. _____ \$ _____
16.2. _____ \$ _____

17. Total of Part 4

Add lines 14 through 16. Copy the total to line 83.

\$ 0.00

Debtor

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22-bk-00577**Part 5: Inventory, excluding agriculture assets****18. Does the debtor own any inventory (excluding agriculture assets)?**

- ☒ No. Go to Part 6.
☐ Yes. Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials	MM / DD / YYYY	\$		\$
20. Work in progress	MM / DD / YYYY	\$		\$
21. Finished goods, including goods held for resale	MM / DD / YYYY	\$		\$
22. Other inventory or supplies	MM / DD / YYYY	\$		\$
23. Total of Part 5				\$ 0.00
Add lines 19 through 22. Copy the total to line 84.				

24. Is any of the property listed in Part 5 perishable?

- ☐ No
☐ Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

- ☐ No
☐ Yes. Book value _____ Valuation method _____ Current value _____

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- ☒ No. Go to Part 7.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops—either planted or harvested	\$		\$
29. Farm animals <i>Examples:</i> Livestock, poultry, farm-raised fish	\$		\$
30. Farm machinery and equipment (Other than titled motor vehicles)	\$		\$
31. Farm and fishing supplies, chemicals, and feed	\$		\$
32. Other farming and fishing-related property not already listed in Part 6	\$		\$

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33. Total of Part 6.

Add lines 28 through 32. Copy the total to line 85.

\$ 0.00

34. Is the debtor a member of an agricultural cooperative?

- ☐ No
☐ Yes. Is any of the debtor's property stored at the cooperative?
☐ No
☐ Yes

35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?

- ☐ No
☐ Yes. Book value \$_____ Valuation method _____ Current value \$_____

36. Is a depreciation schedule available for any of the property listed in Part 6?

- ☐ No
☐ Yes

37. Has any of the property listed in Part 6 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. Office furniture	\$ _____	_____	\$ _____
40. Office fixtures	\$ _____	_____	\$ _____
41. Office equipment, including all computer equipment and communication systems equipment and software	\$ _____	_____	\$ _____
42. Collectibles <i>Examples:</i> Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles			
42.1 _____	\$ _____	_____	\$ _____
42.2 _____	\$ _____	_____	\$ _____
42.3 _____	\$ _____	_____	\$ _____

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

\$ 0.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☐ No
☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
47.1 _____	\$ _____	_____	\$ _____
47.2 _____	\$ _____	_____	\$ _____
47.3 _____	\$ _____	_____	\$ _____
47.4 _____	\$ _____	_____	\$ _____
48. Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels			
48.1 _____	\$ _____	_____	\$ _____
48.2 _____	\$ _____	_____	\$ _____
49. Aircraft and accessories			
49.1 _____	\$ _____	_____	\$ _____
49.2 _____	\$ _____	_____	\$ _____
50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)			
_____	\$ _____	_____	\$ _____
51. Total of Part 8. Add lines 47 through 50. Copy the total to line 87.			\$ <u>0.00</u>

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☐ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 9: Real property

54. Does the debtor own or lease any real property?

☐ No. Go to Part 10.

SEE ATTACHMENT FOR ADDITIONAL REAL PROPERTY

☒ Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1 Residential Rental: 10 Rockspring Ct. Lake Harmony, PA 18624	Fee Simple	\$		\$ 325,000.00
55.2		\$		\$
55.3 Residential Rental: 240 PowderHorn Dr. Henryville, PA 18322	Fee Simple	\$		\$ 175,000.00
55.4		\$		\$
55.5 Residential Rental: 2306 Chatham Ct. Bushkill, PA 18324	Fee Simple	\$		\$ 85,000.00
55.6		\$		\$

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$ 3,281,111.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

☒ No

☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

☒ No

☐ Yes

Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

☒ No. Go to Part 11.

☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets	\$		\$
61. Internet domain names and websites	\$		\$
62. Licenses, franchises, and royalties	\$		\$
63. Customer lists, mailing lists, or other compilations	\$		\$
64. Other intangibles, or intellectual property	\$		\$
65. Goodwill	\$		\$

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89.

\$ 0.00

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67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- ☐ No
☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☐ No
☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☒ No. Go to Part 12.
☐ Yes. Fill in the information below.

Current value of
debtor's interest

71. Notes receivable

Description (include name of obligor)

_____	_____	-	_____	= →	\$ _____
	Total face amount		doubtful or uncollectible amount		

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

_____	Tax year _____	\$ _____
_____	Tax year _____	\$ _____
_____	Tax year _____	\$ _____

73. Interests in insurance policies or annuities

_____	\$ _____
-------	----------

74. Causes of action against third parties (whether or not a lawsuit has been filed)

_____	\$ _____
-------	----------

Nature of claim

Amount requested \$ _____

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

_____	\$ _____
-------	----------

Nature of claim

Amount requested \$ _____

76. Trusts, equitable or future interests in property

_____	\$ _____
-------	----------

77. Other property of any kind not already listed Examples: Season tickets, country club membership

_____	\$ _____
-------	----------

_____	\$ _____
-------	----------

78. Total of Part 11.

Add lines 71 through 77. Copy the total to line 90.

\$ 0.00

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	\$ <u>-5.13</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$ _____	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$ _____	
83. Investments. <i>Copy line 17, Part 4.</i>	\$ _____	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$ _____	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$ _____	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$ _____	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$ _____	
88. Real property. <i>Copy line 56, Part 9.</i>	→	<u>\$ 3,281,111.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$ _____	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$ _____	
91. Total. Add lines 80 through 90 for each column. 91a.	<u>\$ -5.13</u>	+ 91b. <u>\$ 3,281,111.00</u>
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.		<u>\$ 3,281,105.90</u>

ATTACHMENT

Debtor: Aastha Real Estate Investments LLC

Case No. 22-bk-00577

Part 9: Real Property

55.4 Description/location of property: Residential Rental
1093 Lancaster Dr.
Bushkill, PA 18324

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 250,000.00

55.5 Description/location of property: Residential Rental
2504 Waterfront Dr.
Tobyhanna, PA 18466

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 110,000.00

55.6 Description/location of property: Residential Rental
8574 Bumble Bee Way
Tobyhanna, PA 18466

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 100,000.00

55.7 Description/location of property: Residential Rental
4526 Briarcliff Ter.
Coolbaugh Twp.
Tobyhanna, PA 18466

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 120,000.00

55.8 Description/location of property: Residential Rental
9075 Idlewild Dr.
Coolbaugh Twp.
Tobyhanna, PA 18466

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 90,000.00

55.9 Description/location of property: Residential Rental
7097 Cypress Ln.
Coolbaugh Twp.
Tobyhanna, PA 18466

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 125,000.00

55.10 Description and location of property: Residential Rental
519 Country Place Dr.
Coolbaugh Twp.
Tobyhanna, PA 18466

Nature and extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 115,000.00

55.11 Description/location of property: Residential Rental
9165 Brandywine Dr.
Coolbaugh Twp.
Tobyhanna, PA 18466

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 100,000.00

55.12 Description/location of property: Residential Rental
8465 Bumble Bee Way
Tobyhanna, PA 18466

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 120,000.00

55.13 Description/location of property: Residential Rental
2845 Fairhaven Dr.
Tobyhanna, PA 18466

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 110,000.00

55.14 Description/location of property: Residential Rental
9245 Westwood Dr.
Tobyhanna, PA 18466

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 115,000.00

55.15 Description/location of property: Residential Rental
38-7 Woodedge Ave.
Edison, NJ 08817

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 160,000.00

55.16 Description/location of property: Residential Rental
81 Tindall Rd.
Robbinsville, NJ 08691

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 381,111.00

55.17 Description/location of property: Residential Rental
186 Elm Rd.
Princeton, NJ 08540

Nature/extent of Debtor's interest: Fee Simple
Current value of Debtor's interest: 800,000.00

*The title to this property is at issue because of claimed foreclosure/Sheriff's Sale of property.

Fill in this information to identify the case:

Debtor name Aastha Real Estate Investments LLC
 United States Bankruptcy Court for the: Middle District of PA
 (State)
 Case number (if known): 22-bk-00577

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A
Amount of claim
 Do not deduct the value of collateral.
Column B
Value of collateral that supports this claim

<p>2.1 Creditor's name <u>Direct Access Capital</u></p> <p>Creditor's mailing address <u>1601 Elm Street, Floor 33</u> <u>Dallas, TX 75201</u></p> <p>Creditor's email address, if known _____</p> <p>Date debt was incurred <u>01/10/19</u></p> <p>Last 4 digits of account number <u>0 6 1 7</u></p> <p>Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor, and its relative priority. <u>Monroe County Judgments</u></p>	<p>Describe debtor's property that is subject to a lien <u>Sch. A/B Real Property: 55.5, 55.6, 55.7, 55.8, 55.10, 55.11, 55.12, 55.13, 55.14</u></p> <p>Describe the lien <u>Recorded Mortgage</u></p> <p>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).</p> <p>As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p>	<p>\$ <u>543,000.00</u></p> <p>\$ <u>980,000.00</u></p>
<p>2.2 Creditor's name <u>DLP Lending Fund, LLC</u></p> <p>Creditor's mailing address <u>1487 2nd Street</u> <u>Pen Argyl, PA 18072</u></p> <p>Creditor's email address, if known _____</p> <p>Date debt was incurred <u>10/15/20</u></p> <p>Last 4 digits of account number _____</p> <p>Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <u>Monroe County Judgments</u> <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____</p>	<p>Describe debtor's property that is subject to a lien <u>Sch. A/B 55.17</u> <u>186 Elm Rd.</u> <u>Princeton, NJ 08540</u></p> <p>Describe the lien <u>Mortgage on premises / Judgments Monroe County, PA, Carbon County, PA and Pike County, PA</u></p> <p>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).</p> <p>As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p>	<p>\$ <u>643,575.27</u></p> <p>\$ <u>800,000.00</u></p>

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$ 3,859,133.22

Part 1: Additional Page

Column A
Amount of claim
Do not deduct the value
of collateral.

Column B
Value of collateral
that supports this
claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.3 Creditor's name Evergreen Real Estate Investments, LLC Describe debtor's property that is subject to a lien Sch. A/B 55.3, 55.4

2306 Chatham Ct., Bushkill, PA 18324 \$ 300,000.00 \$ 335,000.00

Creditor's mailing address 1093 Lancaster Dr., Bushkill, PA 18324

838 Green Street, Suite 202

Iselin, NJ 08830

Creditor's email address, if known _____

Date debt was incurred 09/24/19

Last 4 digits of account number _____

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Have you already specified the relative priority?

☐ No. Specify each creditor, including this creditor, and its relative priority.

Monroe County Judgments

☐ Yes. The relative priority of creditors is specified on lines _____

Describe the lien Recorded Mortgage

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent

☐ Unliquidated

☐ Disputed

2.4 Creditor's name Fay Servicing Describe debtor's property that is subject to a lien Sch. A/B 55.1, 55.2

10 Rockspring Ct., Lake Harmony, PA 18624 \$ 336,000.00 \$ 500,000.00

Creditor's mailing address 240 PowderHorn Rd., Henryville, PA 18332

PO Box 88009

Chicago, IL 60680

Creditor's email address, if known _____

Date debt was incurred 05/05/17

Last 4 digits of account number 4 4 9 4

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Have you already specified the relative priority?

☐ No. Specify each creditor, including this creditor, and its relative priority.

Monroe County Judgments

☐ Yes. The relative priority of creditors is specified on lines _____

Describe the lien Recorded Mortgages

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent

☐ Unliquidated

☐ Disputed

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
BSI Financial Services 314 S. Franklin St. PO Box 517 Titusville, PA 16354	Line 2. <u>1</u>	— — — —
James T. Shoemaker, Esquire Hourigan, Kluger & Quinn 600 Third Avenue Kingston, PA 18704	Line 2. <u>9</u>	— — — —
Jill M. Fein, Esquire Hill Wallack LLP 777 Township Line Road, Suite 250 Yardley, PA 19067	Line 2. <u>1</u>	— — — —
Karina Velter, Esquire Hladik, Onorato & Federman, LLP 298 Wissahickon Avenue North Wales, PA 19454	Line 2. <u>6</u>	— — — —
Lending Home Funding Corp. 315 Montgomery St. Floor 16 San Francisco, CA 94104	Line 2. <u>6</u>	— — — —
Vincent Dimaiolo, Jr., Esquire Fein, Such, Kahn & Shephard P.C. 7 Century Drive Suite 201 Parsippany, NJ 07054	Line 2. <u>2</u>	— — — —
Alicia Sandoval, Esquire Pincus Law Group, PLLC 2929 Arch Street Suite 1700 Philadelphia, PA 19104	Line 2. <u>1</u>	— — — —
Heracles Agency Services, LLC 106 Carstensen Dr. Scarsdale, NY 10583	Line 2. <u>1</u>	— — — —
SN Loan Servicing 323 5th Street Eureka, CA 95501	Line 2. <u>4</u>	— — — —
Barry W. DeGroot, Esquire 95 Highland Avenue, Suite 300 Bethlehem, PA 18017	Line 2. <u>2</u>	— — — —
Alliance Servicing LLC 605 Palencia Club Drive Saint Augustine, FL 32095	Line 2. <u>2</u>	— — — —
R. James Kravitz, Esquire / Fox Rothchild 997 Lenox Drive Lawrenceville, NJ 08648	Line 2. <u>11</u>	— — — —
_____ _____ _____	Line 2. <u> </u>	— — — —
_____ _____ _____	Line 2. <u> </u>	— — — —

ATTACHMENT

Debtor: Aastha Real Estate Investments LLC

Case No. 22-bk-00577

Schedule D: Creditors Who Have Claims Secured by Property

2.5 Creditor's name: Kiavi Funding, Inc.

Creditor's mailing address: 2 Allegheny Center, Nova Tower 2, Suite 200
Pittsburgh, PA 15212

Date debt was incurred: 1/10/19

Last 4 digits of account number: 0617

Do multiple creditors have an interest in the same property: No

Describe debtor's property that is subject to a lien: 38-7 Woodedge Ave.
Edison, NJ 08817

Describe the lien: Recorded Mortgage

Is the creditor an insider or related party? No

Is anyone else liable on this claim? No

As of the petition filing date, the claim is: ☐ Contingent
☐ Unliquidated
☒ Disputed

Amount of claim: 180,032.03

Value of collateral: 160,000.00

*Debtor believes that the correct claim amount is, approximately, 110,000.00

2.6 Creditor's name: PS Funding, Inc.
Creditor's mailing address: 2121 Park Place, Ste. 250
El Segundo, CA 90245

Date debt was incurred: 12/01/17

Last 4 digits of account number:

Do multiple creditors have an interest in the same property: No

Describe debtor's property that is subject to a lien: 81 Tindall Rd.
Robbinsville, NJ 08691

Describe the lien: Recorded Mortgage

Is the creditor an insider or related party? No

Is anyone else liable on this claim? No

As of the petition filing date, the claim is: ☐ Contingent
☐ Unliquidated
☐ Disputed

Amount of claim: 442,500.00

Value of collateral: 381,111.00

2.7 Creditor's name: Toorak Capital Partners, LLC
Creditor's mailing address: 15 Maple St.
Summit, NJ 07901

Date debt was incurred: 11/15/19

Last 4 digits of account number: 0617

Do multiple creditors have an interest in the same property: Yes -
Monroe County Judgments

Describe debtor's property that is subject to a lien: 7097 Cypress Ln.
Coolbaugh Twp.
Tobyhanna, PA 18466

Describe the lien: Recorded Mortgage

Is the creditor an insider or related party? No

Is anyone else liable on this claim? Yes

As of the petition filing date, the claim is: ☐ Contingent
☐ Unliquidated
☐ Disputed

Amount of claim: 100,000.00

Value of collateral: 125,000.00

2.8 Creditor's name: Alliance Servicing, LLC

Creditor's mailing address: 605 Palencia Club Drive
Saint Augustine, FL 32095

Date debt was incurred: 10/15/20

Last 4 digits of account number:

Describe debtor's property that is subject to a lien: All property in Monroe County, PA

Describe the lien: Judgment / Monroe County, PA

Is the creditor an insider or related party? No

Is anyone else liable on this claim? No

As of the petition filing date, the claim is:

☐ Contingent
☐ Unliquidated
☒ Disputed

Amount of claim: 364.844.00

Value of collateral: All property in Monroe County, PA

***Debtor believes that this claim is part of the same claim claimed by DLP Lending (Please see 2.2)**

2.9 Creditor's name: Sama Real Estate Investments

Creditor's mailing address: 2673 Bouldercrest Court
Snellville, GA 30039

Date debt was incurred: 11/19/20

Last 4 digits of account number:

Describe debtor's property that is subject to a lien: All property in Monroe County, PA

Describe the lien: Judgment / Monroe County, PA

Is the creditor an insider or related party? No

Is anyone else liable on this claim? No

As of the petition filing date, the claim is:

☐ Contingent
☐ Unliquidated
☒ Disputed

Amount of claim: 283,287.96

Value of collateral: All property in Monroe County, PA

2.10 Creditor's name: Timber Hill Community Association
Creditor's mailing address: 221 Killington Dr.
Henryville, PA 18332

Date debt was incurred: 02/19/21
Last 4 digits of account number:

Describe debtor's property that is subject to a lien: 240 PowderHorn Dr.
Henryville, PA 18322

Describe the lien: Judgment / Monroe County, PA
Is the creditor an insider or related party? No
Is anyone else liable on this claim? No

As of the petition filing date, the claim is: ☐ **Contingent**
☐ **Unliquidated**
☐ **Disputed**

Amount of claim: 1,000.00
Value of collateral: 175,000.00

2.11 Creditor's name: First American Title
Creditor's mailing address: First American Financial Group
1 American Way
Santa Ana, CA 92707

Date debt was incurred: 2021
Last 4 digits of account number:

Describe debtor's property that is subject to a lien:

Describe the lien: Judgments / Mercer County, NJ
Is the creditor an insider or related party? No
Is anyone else liable on this claim? Yes

As of the petition filing date, the claim is: ☐ **Contingent**
☐ **Unliquidated**
☒ **Disputed**

Amount of claim: 594,893.96 (Exhibit A)
Value of collateral: 1,181,111.00

2.12 Creditor's name: Monroe County Tax Claim Bureau
Creditor's mailing address: 1 Quaker Plaza, Room 104
Stroudsburg, PA 18360

Date debt was incurred: 2021
Last 4 digits of account number: N/A

Describe debtor's property that is subject to a lien: All property in Monroe County, PA

Describe the lien: 2021 Real Estate Property Taxes

Is the creditor an insider or related party? No

Is anyone else liable on this claim? No

As of the petition filing date, the claim is: ☐ **Contingent**
☐ **Unliquidated**
☐ **Disputed**

Amount of claim: 60,000.00

Value of collateral: All property in Monroe County, PA

2.13 Creditor's name: Pike County Tax Claim Bureau
Creditor's mailing address: 506 Broad Street
Milford, PA 18337

Date debt was incurred: 2021
Last 4 digits of account number: N/A

Describe debtor's property that is subject to a lien: 1093 Lancaster Dr.
Bushkill, PA 18324

Describe the lien: 2021 Real Estate Property Taxes

Is the creditor an insider or related party? No

Is anyone else liable on this claim? No

As of the petition filing date, the claim is: ☐ **Contingent**
☐ **Unliquidated**
☐ **Disputed**

Amount of claim: 5,000.00

Value of collateral: 250,000.00

2.14 Creditor's name: Carbon County Tax Claim Bureau
Creditor's mailing address: 2 Hazard Square, 1st Floor
Jim Thorpe, PA 18229

Date debt was incurred: 2021

Last 4 digits of account number: N/A

Describe debtor's property that is subject to a lien: 10 Rockspring Ct.
Lake Harmony, PA 18624

Describe the lien: 2021 Real Estate Property Taxes

Is the creditor an insider or related party? No

Is anyone else liable on this claim? No

As of the petition filing date, the claim is: ☐ **Contingent**
☐ **Unliquidated**
☐ **Disputed**

Amount of claim: 5,000.00

Value of collateral: 325,000.00

Debtor Aastha Real Estate Investments LLC

United States Bankruptcy Court for the: Middle District of PA
(State)

Case number 22-bk-00577
(If known)

Official Form 206E/F

12/15

Part 1: List All Creditors with PRIORITY Unsecured Claims

- Official Form 2015-05-29-14:12:13 Case 5:22-bk-00577-MJC Schedule EF: Creditors Who Have Unsecured Claims Doc 26 Filed 05/29/22 Entered 05/29/22 14:12:13 Desc Main Document Page 22 of 28 page 1 of 3

Debtor

Aastha Real Estate Investments LLC

Name

Case number (if known) 22-bk-00577

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address <u>Internal Revenue Service</u> <u>PO Box 7346</u> <u>Philadelphia, PA 19101</u> Date or dates debt was incurred <u>2016 - 2022</u> Last 4 digits of account number <u>5 2 1 4</u>	As of the petition filing date, the claim is: \$ <u>5,917.59</u> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Partnership Taxes</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.2	Nonpriority creditor's name and mailing address Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: \$ _____ <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes
3.3	Nonpriority creditor's name and mailing address Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: \$ _____ <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes
3.4	Nonpriority creditor's name and mailing address Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: \$ _____ <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes
3.5	Nonpriority creditor's name and mailing address Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: \$ _____ <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes
3.6	Nonpriority creditor's name and mailing address Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: \$ _____ <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes

Debtor

Aastha Real Estate Investments LLC

Name

Case number (if known) 22-bk-00577

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**5. Add the amounts of priority and nonpriority unsecured claims.**

		Total of claim amounts
5a. Total claims from Part 1	5a.	\$ 0.00
5b. Total claims from Part 2	5b. +	\$ 5,917.59
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c.	\$ 5,917.59

Fill in this information to identify the case:

Debtor name Aastha Real Estate Investments LLC

United States Bankruptcy Court for the: Middle District of PA
(State)

Case number (if known): 22-bk-00577 Chapter 11

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

- ☐ No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.
- ☒ Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases.

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1	State what the contract or lease is for and the nature of the debtor's interest	Real Estate Lease	Gunjan Visaroliya 38-7 Woodedge Ave. Apt. 7 Edison, NJ 08817
	State the term remaining	February 15, 2024	
	List the contract number of any government contract		
2.2	State what the contract or lease is for and the nature of the debtor's interest	Real Estate Lease	Diamond Durham 7097 Cypress Ln. Tobyhanna, PA 18466
	State the term remaining	Lease expired	
	List the contract number of any government contract		
2.3	State what the contract or lease is for and the nature of the debtor's interest	Real Estate Lease Agreement	Keepers Holdings Inc. PO Box 850 Blakeslee, PA 18610
	State the term remaining	February 15, 2024	
	List the contract number of any government contract		
2.4	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		
2.5	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		

Fill in this information to identify the case:

Debtor name Aastha Real Estate Investments LLC

United States Bankruptcy Court for the: Middle District of PA
(State)

Case number (If known): 22-bk-00577

☐ Check if this is an amended filing

Official Form 206H

Schedule H: Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- ☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing address

Name

Check all schedules that apply:

2.1	Puneet Sinha	1735 Strohl Valley Rd. Street Palmerton PA 18071 City State ZIP Code	Toorak Capital Partners, LLC	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.2	Puneet Sinha	1735 Strohl Rd. Street Palmerton PA 18071 City State ZIP Code	Fay Servicing	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.3	Shatrughan Sinha	1735 Strohl Valley Rd. Street Palmerton PA 18071 City State ZIP Code	DLP Lending Fund LLC	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.4	Puneet Sinha	1735 Strohl Valley Rd. Street Palmerton PA 18071 City State ZIP Code	DLP Lending Fund LLC	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.5	Puneet Sinha	1735 Strohl Valley Rd. Street Palmerton PA 18071 City State ZIP Code	First American Title	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.6		Street City State ZIP Code		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G

Fill in this information to identify the case:

Debtor name Aastha Real Estate Investments LLC

United States Bankruptcy Court for the: Middle District of PA
(State)

Case number (If known): 22-bk-00577

☐ Check if this is an amended filing

Official Form 206Sum**Summary of Assets and Liabilities for Non-Individuals**

12/15

Part 1: Summary of Assets**1. Schedule A/B: Assets—Real and Personal Property** (Official Form 206A/B)**1a. Real property:**

Copy line 88 from Schedule A/B.....

\$ 3,281,111.00**1b. Total personal property:**

Copy line 91A from Schedule A/B.....

\$ -5.13**1c. Total of all property:**

Copy line 92 from Schedule A/B.....

\$ 3,281,105.90**Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of Schedule D.....\$ 3,859,133.22**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of Schedule E/F.....

\$ 0.00**3b. Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F.....

+ \$ 5,917.59**4. Total liabilities**.....

Lines 2 + 3a + 3b

\$ 3,865,050.70

Fill in this information to identify the case and this filing:

Debtor Name Aastha Real Estate Investments LLC
United States Bankruptcy Court for the: Middle District of PA
(State)
Case number (if known): 22-bk-00577

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule _____
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 05/27/2022
MM / DD / YYYY


Signature of individual signing on behalf of debtor

Shatrughan Sinha
Printed name

Sole Member
Position or relationship to debtor